



ARIZONA MILITARY REGIONAL COMPATIBILITY PROJECT

GILA BEND AIR FORCE AUXILIARY FIELD / BARRY M. GOLDWATER RANGE

Policy Advisory Committee Meeting

September 27, 2004

1:00 pm to 4:00 pm

Gila Bend Elementary School Auditorium

Gila Bend, AZ 85337

NOTES

I. Welcome – Deb Sydenham, Arizona Department of Commerce and Bob Duchek, Parsons.

II. Update on Public Informational Meetings (PIM)

- **Gila Bend PIM was held Saturday, September 25, 2004.**
 - 25 members of the public attended
 - PowerPoint presentation is available for viewing on the project website at <http://www.azcommerce.com/CommunityAssistance/BMGR-Gila%20Bend%20JLUS.asp>
 - Public attendees' questions:
 1. Would it be possible for the Air Force to move Gila Bend Auxiliary Field south of its current location deeper into the Barry M. Goldwater Range?
 2. Would it be possible for the Air Force to construct/reconfigure the Gila Bend Auxiliary Field's north/south runway to an east/west runway alignment?
 - Answer provided by Range Management Office Director, Ret. Col. Jim Uken: If the Auxiliary Field were to be relocated further south into the Range, BMGR would lose one-half the amount of "manpower" capability and one-third the number of Range operations due to the closure of Range 4, Range 3, and East TAC. A realignment of Gila Bend AFAF's runway would also impact operations and would be a substantial cost. Additionally, if East TAC were to close, the WATTS and CESAR missions would also be shut down due to their use of the East TAC. For these reasons, it is not likely that the U.S. Air Force would consider moving the Gila Bend Auxiliary Field further south into the Range or change the orientation of the runway.
- **Yuma PIM tentatively scheduled for Monday, November 8, 2004** at the Otondo Elementary School, 2251 Otondo Drive, Yuma, AZ.



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III. Review of Final Recommendations for Gila Bend Air Force Auxiliary Field

- a. **Noise Contours:** The agreed upon recommendation at the 9/9/04 PAC meeting carried forward at 9/27/04 PAC meeting– The proposed noise contours will depict 90% departures to the northwest and 90% departures to the northeast utilizing the F-18 aircraft noise contours.
NOTE: There was some disagreement with this recommendation (See section VIII – PAC Comments); however, the final 9/27/04 PAC recommendation was to continue to propose 90% departures to the northwest and 90% departures to the northeast utilizing the F-18 aircraft noise contours. This will be the JLUS recommendation.
- b. **Hazard Zones:** The agreed upon recommendation at the 9/9/04 PAC meeting carried forward at 9/27/04 PAC meeting– The proposed Accident Potential Zones (APZ) and Clear Zones depicted will include the Northwest and Northeast departure routes along with the Southern approach routes, which follow existing flight paths.
UPDATE: The proposed straight-in Northern Clear Zone and Accident Potential Zones (APZ) was reviewed by the Gila Bend Town Council meeting on Tuesday, September 14. At this meeting, the Town Council recommended going forward with the inclusion of a northern Clear Zone and APZs.
Further consideration and discussion by the PAC at the 9/27/04 meeting resulted in the recommendation of NOT including the proposed straight-in Northern Clear Zone and APZs in the state codified map. (See section VIII – PAC Comments below for further discussion/explanation).
- c. **Vicinity Box:** The agreed upon recommendation at the 9/9/04 PAC meeting carried forward at 9/27/04 PAC meeting – The proposed Gila Bend Air Force Auxiliary Field Vicinity Box defines the “Territory in the Vicinity of an Ancillary Military Facility.” The configuration is as follows: five (5) miles on either side of runway centerline extended; and, seven (7) miles from each end of the runway. Gila Bend AFAF’s Vicinity Box encompasses the noise and hazards zones, as well as the overflight area.

IV. Review of Potential Noise and Safety Land Use Compatibility Guidelines

- a. **Draft Noise Criteria**
 - Prohibit noise-sensitive uses in noise zones above 65 Ldn
 - Require sound attenuation for effects of external noise on other indoor activities (indoor level of 45 Ldn)
- b. **Draft Safety Criteria**
 - No development in the Clear Zone
 - Allow low-intensity uses in APZs
 - Graduated intensity of use with longitudinal distance (higher in APZ II than in APZ I)

V. Discussion of Policies for Compatibility in Other Areas

- Address potential off-Range noise and safety impacts
- Maintain Mission Capabilities
- Potential Approaches – Local Tool Box
 - Notification
 - Define Notification Area Around Range Boundary (excluding Yuma JLUP Area, Gila Bend AFAF, and Aux Field #2 Vicinity Boxes)
 - Extend 3 to 5 miles from Range Boundary

- Require notification as in Vicinity Boxes
- Require review by Luke AFB or MCAS Yuma for all proposed development in Notification Area
- Development Review by Luke AFB / MCAS Yuma
- Zone of Influence
 - Define “Zone of Influence” around Range (excluding Yuma JLUP Area, Gila Bend AFAF, and Aux Field #2 noise and hazard zones)
 - Extend 1-2 miles from Range Boundary
 - Additional distance in focus areas, if necessary to encompass effects of operations
 - Maintain maximum density / intensity of development as per existing zoning
 - Implement aviation easements and / or statements of disclosure
- Maintain Low Density / Intensity Uses in Proximity to Range
- Aviation Disclosure Statement

VI. Discussion of Implementation of the JLUS

- Define Noise Zones, Safety Zones and Vicinity Box for Gila Bend AFAF
- Recognize JLUS by Local Jurisdictions
- Adopt Compatible Land Use and Land Use Policies in General / Comprehensive Plans
- Develop / Maintain Ongoing Coordination Mechanisms
- Implementation Strategies
 - Explore use of Conservation Easements
 - Support State Land Trust Reform to Improve Compatibility with Military Installations
 - Packaging this reform in January 2005 – look at urban planning and zoning aspects of the package – not as much of a rural component – “fluid” at present
 - Consider Use of Military Installation Fund
 - In-process of developing formal “rules” for the Fund – setting priorities on lands within/surrounding Clear Zone, APZs, Vicinity Box, Noise Zones, etc.
 - Work Closely with the Governor’s Military Affairs Commission on Approaches and Techniques of Statewide Significance
 - Enhance Local Notification and Disclosure Requirements
 - Consider Transfer of Development Rights (TDR) in Appropriate Locations

VII. Other Discussion Items – None

VIII. PAC Comments

a. Gila Bend AFAF Noise Contours, Safety Zones, and Vicinity Box

1. Spencer Kamps, Vice President of Legislative Affairs, Home Builders Association of Central Arizona
 - Opposed filing the Gila Bend Auxiliary Field noise contour, safety zones, and vicinity box map recommendations to the Arizona State Land Department per HB 2140 because does not agree with the existing consensus recommendations of the PAC

- Believes that the Vicinity Box's configuration is too large in relation to the flight patterns that it needs to protect
 - Believes that the length of the APZs is too long
 - Note: Length of APZs is standard Air Force guidance
 - Believes that the Northern Clear Zone and APZs is unnecessary – does not believe there is a need to protect and limit land use in this area
 - S. Kamps believes that the map to be codified under state statute should reflect only what is in the current mission of the Gila Bend AFAF
 - The F-16, as the primary aircraft at Gila Bend AFAF, should be used to model the noise contours – opposed to using the F-18 to model noise contours based on hypothetical – to restrict rights by using a hypothetical is “ridiculous”
 - Note: the F-18 (Super Hornet) is not the primary aircraft at Gila Bend, although the F-18 is a current aircraft and utilizes the Auxfield – the F-18 is the closest facsimile to the F-35 aircraft, which is the up-and-coming fighter jet and may be utilized at Gila Bend AFAF in the future -- this will be reflected in the JLUS recommendations.
 - S. Kamps believes that the northeastern departure noise contour modeling should reflect the current mission of 10 percent departures to the northeast
 - Note: current noise modeling and recommendation is 90 percent of departures to the northwest and 90 percent departures to the northeast
 - S. Kamps believes in the power of local control and the ability of the Town of Gila Bend to enact and plan for impacts that may be in the future with expanded/changes in the mission of Gila Bend AFAF; however, state law should not reflect potential future missions – only the current mission
2. Rodger Ames, Vanguard Properties
 - Not affected by APZs
 - Minimal effect by 65 Ldn noise contour
 - Notification is important, although a negative on our property values
 3. Jennifer Burns, Representative District 25
 - Need to plan ahead/for the future to ensure certainty in order to preempt more landowners from being affected by the operations at Gila Bend AFAF
 - Gila Bend AFAF is not immediately/currently threatened by development
 - J. Burns agrees with S. Kamps – the proposed northern Clear Zone and APZs should not be included in the state codified map – wait to change the state law when and if the mission changes for the need for a northern Clear Zone and APZs
 - Town of Gila Bend can use their discretion at the local level (in their comprehensive plan, master plan, or community plan) to implement the JLUS and develop a plan for a corridor to the north of the Auxiliary Field that will be protected/regulated from future development

b. Noise and Safety Criteria

- Include as a footnote to the noise and safety criteria tables – the state statute law provision that there are exceptions in categories when a use that would not be otherwise permitted is found to be compatible, as agreed upon by all parties

- Include as a footnote to the noise and safety criteria tables – that existing residential properties will be “grandfathered” when in areas that would exclude residential under the JLUS

IX. Public Comments

1. Member of the audience who is a developer and landowner to the northeast of Gila Bend AFAF
 - Recommends leaving the northern Clear Zone and APZ area to the local government for local planning purposes in a master plan or community plan

X. Next Steps

- Luke Air Force Base will continue to brief the Gila Bend Town Council as to changes with the mission and operations at Gila Bend AFAF
- Policy recommendations and potential implementation measures for JLUS inclusion
- **Upcoming PAC Meetings** – mark your calendars, the next Policy Advisory Meeting will be held at the Gila Bend Elementary School on:
 - Thursday, October 28th – 1:00 p.m. – 4:00 p.m.
 - Discuss and Finalize Recommendation for other areas bordering the BMGR boundary

XI. Adjourn

For more information on this project including the PowerPoint presentation given at this PAC meeting (and all others), please log on to www.azcommerce.com and click on the *Communities & Counties* link and select *Arizona Regional Military Compatibility Project*.